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# 8401 E. Belleview Ave.

Request: B-8, Waivers, UO-1, UO-2 to S-MX-8

Date: 04.28.2026

Presenter: Tony Lechuga

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from B-8, Waivers, UO-1, UO-2 to S-MX-8



- Property:
  - 3.99 acres
  - 2-story bank and office building; attached parking garage; surface parking

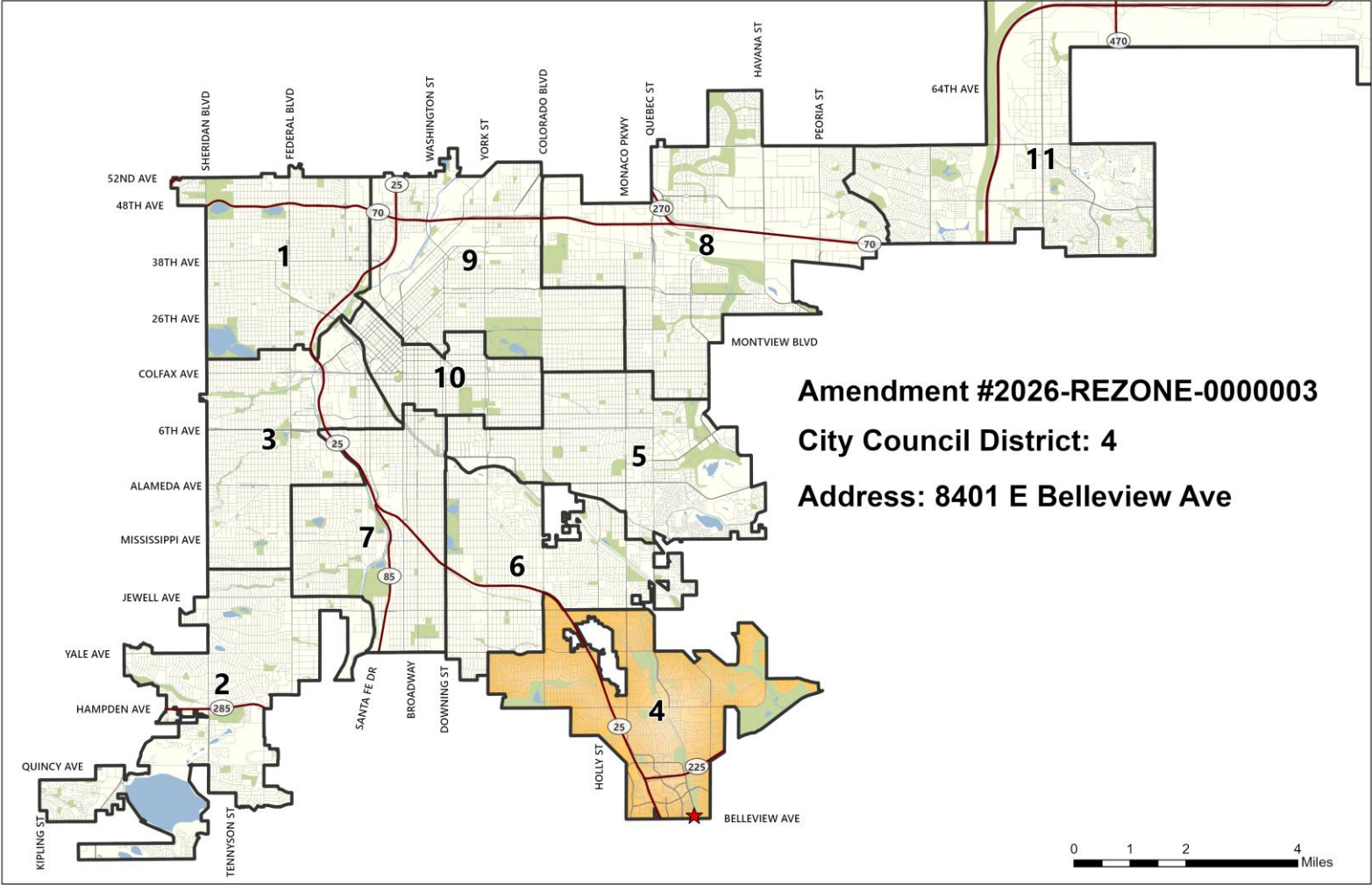
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

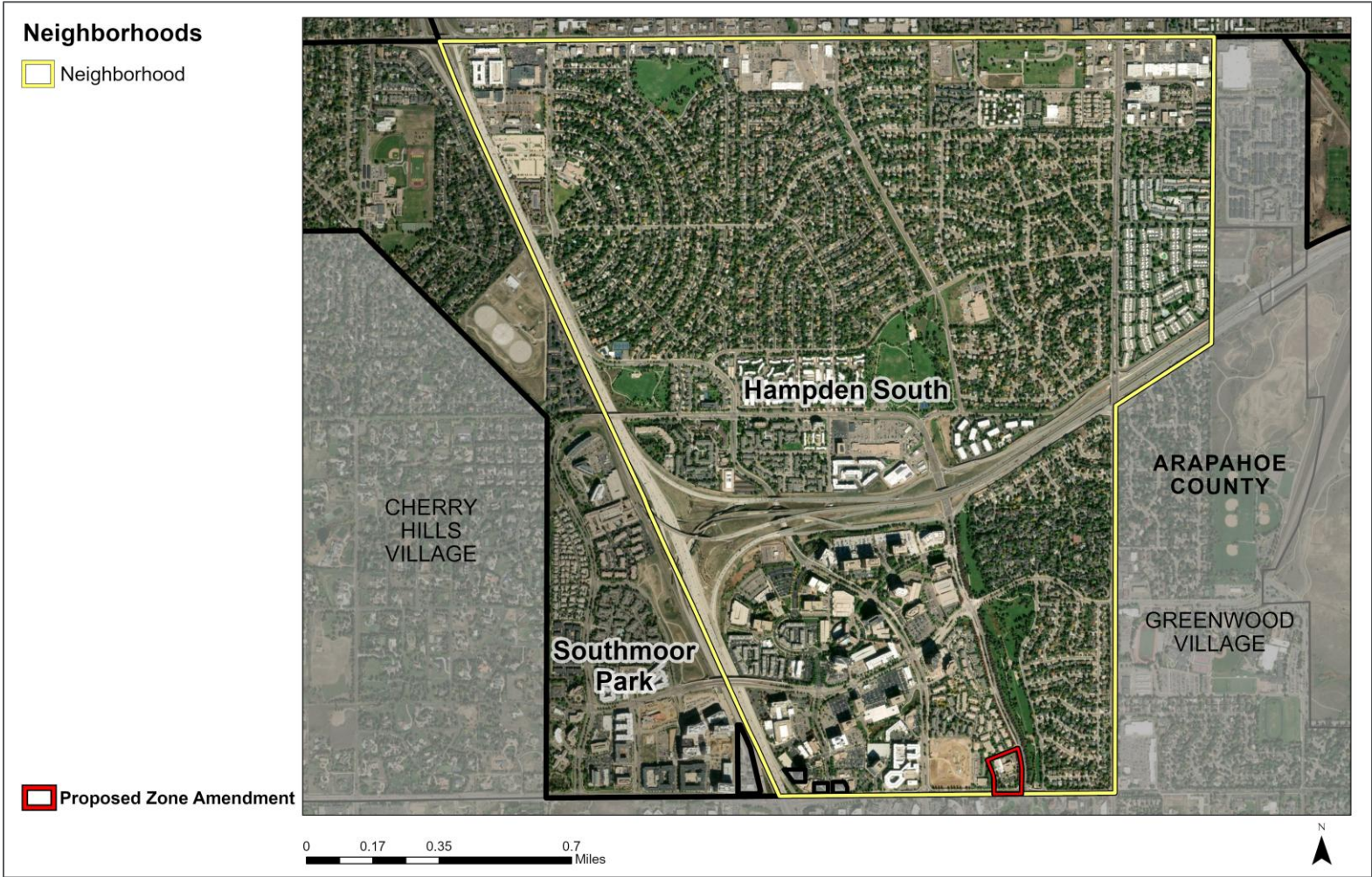
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# Council District 4 – Councilmember Romero-Campbell



# Statistical Neighborhood – Hampden South



# Existing Zoning – B-8, Waivers, UO-1, UO-2



Proximity to:

- B-8
- OS-A
- S-MX-8
- Arapahoe County

# Waivers

- Waive certain fabrication, wholesale, warehousing uses
- Waive gross floor area allowance; establish a maximum height of 2.5 stories

# Proposed Zoning – S-MX-8

## General Purpose:

- Diverse areas; walking, shopping, gathering; larger sites; predictable flexibility; balance street presence and parking

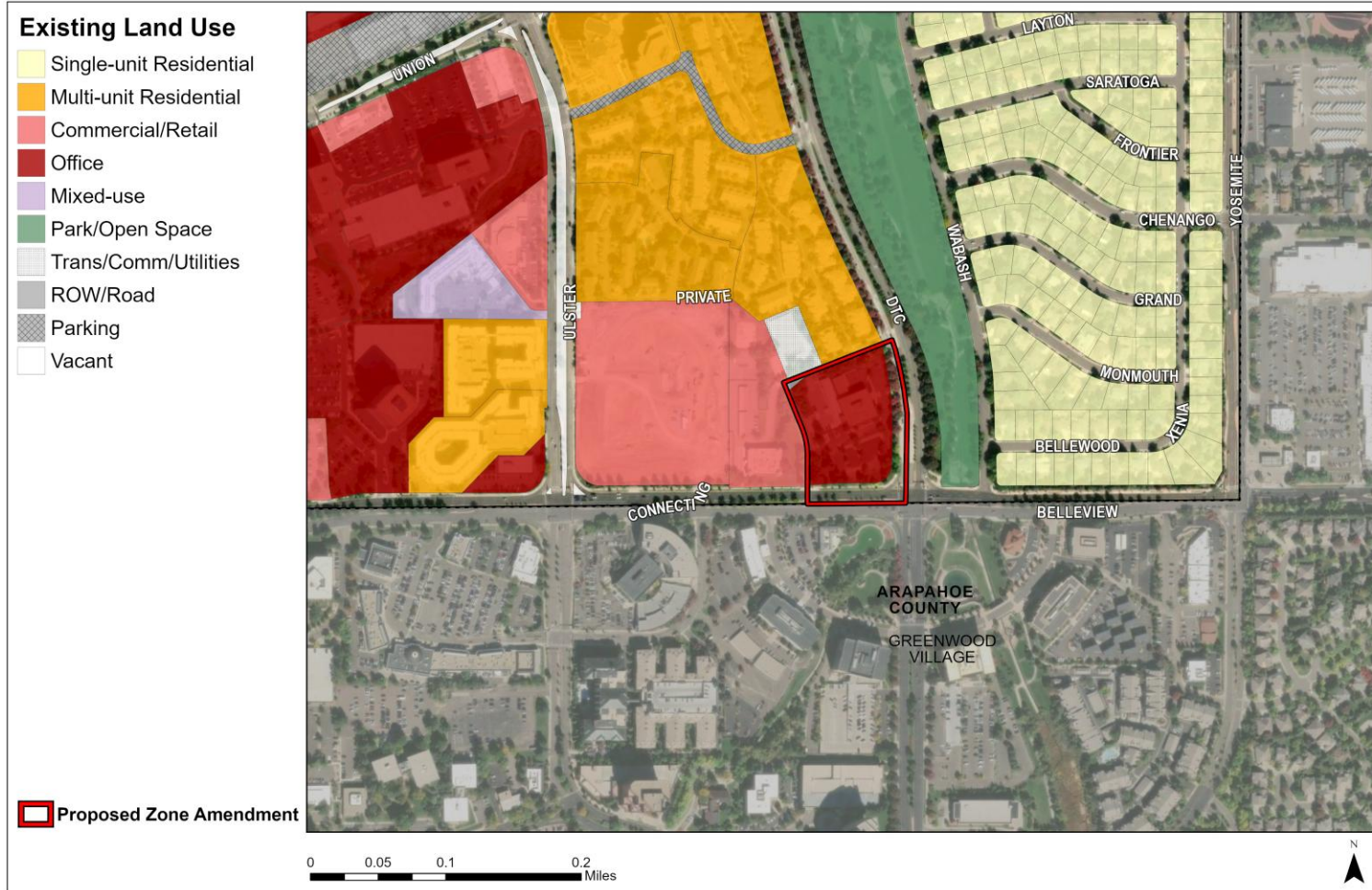
## Specific Intent:

- Areas served by arterials; height 1-8 stories

## Building Forms:

- Drive-thru; General; Shopfront

# Existing Context – Land Use



## Office

Adjacent to:

- Multi-unit Residential
- Park/Open Space
- Commercial/Retail

# Existing Context – Building Form/Scale



# Agenda

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# Process

- Informational Notice: 1/22
- Planning Board Notice: 3/31
- Planning Board Public Hearing: 4/15
- Committee: 4/28
- City Council Public Hearing: 6/8

# Planning Board

- Planning Board held a hearing on this item on 4/15
- The board voted unanimously to recommend approval

# Public Comments

- RNOs
  - No comments
- 3 comments in support
  - Revitalize Belleview
  - Mixed-use community

# Presentation Agenda

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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

## 2. Public Interest

## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Comprehensive Plan 2040



## Equitable, Affordable, and Inclusive

- Goal 1, Strategy C: “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts” (p. 28).
- Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

# Comprehensive Plan 2040



## Strong and Authentic Neighborhoods

- Goal 1, Strategy A – “Build a network of well-connected, vibrant, mixed-use centers and corridors” (p. 34).
- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Goal 1, Strategy D – “Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities” (p. 34).

# Comprehensive Plan 2040

## Environmentally Resilient

- Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

## 2. Public Interest

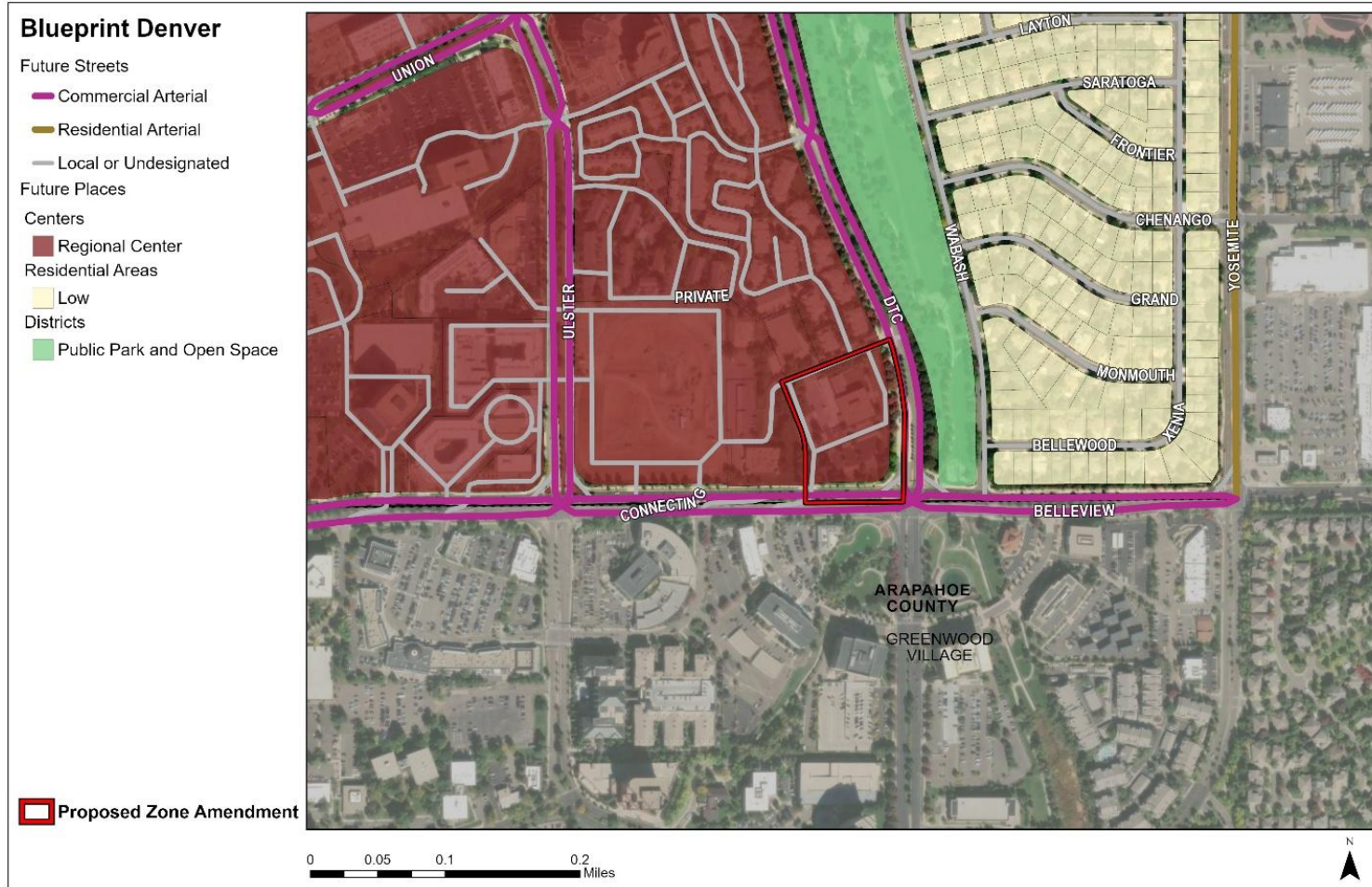
## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver 2019



- **Suburban**
  - Includes higher-density
  - Commercial along main corridors

# Blueprint Denver 2019



- **Regional Center**
  - Mix of uses
  - Larger scale buildings
  - Heights are generally tallest

# Blueprint Denver 2019



- **Regional Center**
  - 50% new employment
  - 30% new housing

# *Blueprint Denver 2019*

## **Strategies:**

- Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers... (p. 72).
- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize property owners to come out of the old code (p. 73).
- Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets (p. 87).

# *Blueprint Denver 2019*

## Equity:

- Broad range of commercial uses
- Multi-unit residential, including affordable housing

# *Blueprint Denver 2019*

## Climate

- Housing near transit and jobs
- Multi-unit buildings are more energy efficient

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of city plans
- Walkable, mixed-use area

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Neighborhood Context, Purpose and Intent

- Varied context; multi-unit and commercial are located along arterial and collector; irregular blocks
- Diverse areas; appropriate along corridors; larger sites
- Areas by arterial streets; height 1-8 stories

# CPD Recommendation

CPD recommends approval based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent